

April 7, 2004 BZA



REQUEST ANALYSIS  
AND  
RECOMMENDATION

04AN0215

Jeffrey W. Meyer

Matoaca Magisterial District  
7913 Hampton Glen Terrace

- REQUESTS:** I. A four (4) foot Variance to the twenty-five (25) foot rear yard setback requirement for a dwelling addition in a Residential (R-9) District.
- II. A four (4) foot Variance to the fifteen (15) foot rear yard setback requirement for an existing deck in a Residential (R-9) District.

**RECOMMENDATION**

Recommend approval of these Variances for the following reasons:

- A. Variances will not impair the character of this residential area.
- B. Variances will not reduce or impair the value of the buildings or property in the surrounding area.

**CONDITION**

These Variances shall be for the proposed addition and existing deck as depicted on the plat attached to staff's report.

**GENERAL INFORMATION**

**Location:**

Property is known as 7913 Hampton Glen Terrace. Tax ID 713-667-0710 (Sheet 15).

Existing Zoning:

R-9

Size:

.288 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-9; Residential  
South - R-9; Residential  
East - R-9; Residential  
West - R-9; Residential

Utilities:

Public water and sewer

Transportation:

This request should have no impact on the traffic pattern in this area.

General Plan:

(Upper Swift Creek Plan)

Residential  
(2.0 units per acre or less)

DISCUSSION

The applicant is proposing to construct a dwelling addition. The addition will be located twenty-one (21) feet from the rear property line. The Zoning Ordinance requires a twenty-five (25) foot rear yard setback, therefore the applicant requests a four (4) foot Variance (see attached plat). The applicant has also indicated the existing deck is located eleven (11) feet from the rear property line. The Zoning Ordinance requires a fifteen (15) foot rear yard setback, therefore the applicant requests a four (4) foot Variance (see attached plat).

The applicant provides the following justification in support of these requests:

We are planning to add a twelve (12) by sixteen (16) foot sunroom off the back of our home. We love the neighborhood and community and with our family expanding we are requiring

more space. We have hired MET Construction to do the work. The roofing, vinyl siding, color shingles and masonry work will match the existing structure. The deck was constructed by Thomas Corporation as a new construction project. We had no idea that the structure was within the fifteen (15) foot setback until applying for this Variance for the sunroom.

Staff visited the site which is located in the Hampton Park Subdivision, a developing neighborhood. The property to the rear of this request is an open space.

Staff believes that allowing the applicant to construct a dwelling addition twenty-one (21) feet from the rear property line and allowing the deck to be located eleven (11) feet from the rear property line will not reduce or impair the value of the dwellings or properties in the immediate or surrounding area. Further, staff believes these requests will not impair the character of this residential district, therefore, staff recommends that these requests be approved.



